



Pioneer Valley  
**Habitat**  
**for Humanity®**

**Building Homes, Hope, and Community  
in Franklin and Hampshire Counties**

Megan McDonough  
Executive Director

***Since 1989, Pioneer Valley Habitat for Humanity  
has provided homes for 37 families...***





***...and has engaged thousands of volunteers  
in the building process.***





***This includes skilled volunteers, non skilled volunteers, young people as well as retired folks.***





***Habitat for Humanity's unique model results in direct engagement among volunteers, donors and the partner families purchasing a Pioneer Valley Habitat home.***



# The North Pleasant Street Duplex

*A Pioneer Valley Habitat for  
Humanity project in collaboration  
with the Amherst Community Land  
Trust*



# Collaboration



- North Amherst Community Farm is selling a building lot to the Amherst Community Land Trust (ACLT)
- ACLT has selected Pioneer Valley Habitat for Humanity (PVHH) to build an affordable duplex on the land to sell to eligible low income buyers
- ACLT will retain ownership of the land in perpetuity
- PVHH will build two affordable units and provide a mortgage to two new homeowners

# 2 Homes, Side by Side



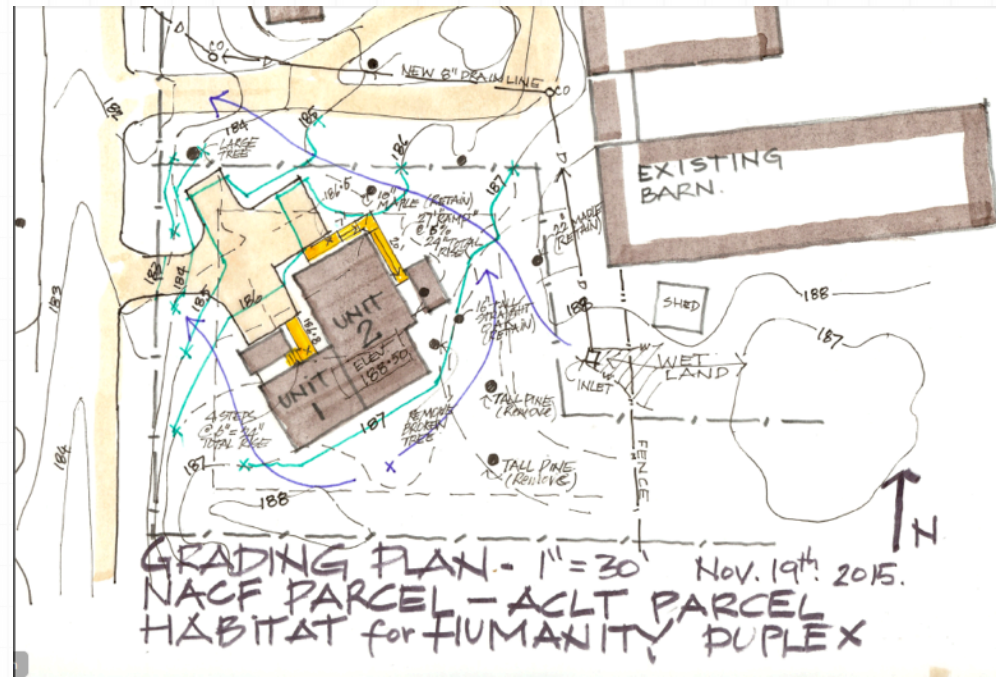
We plan to build on the success of the Hawthorne Farm project on East Pleasant Street by building a similar duplex on this site



Architectural floor plan of the first floor of a building. The plan shows two main units, Unit 1 and Unit 2, separated by a central corridor. Unit 1 includes a living area, dining area, kitchen, and bathroom. Unit 2 includes a living area, dining area, kitchen, and bathroom. A central corridor provides access to both units. The plan also shows a shed, a parking area, and a loading dock. Dimensions are provided for various rooms and overall sections.

The floor plan shows a two-story house with a central staircase. The layout includes a living room (1), dining room (2), kitchen (3), and a breakfast room (4). There are two bedrooms (5 and 6) and a bathroom (7). The plan also features a central hall (8) and a rear porch (9). Dimensions are provided for various sections: 4'-7" and 13'-5" for the top width; 15'-0 1/2" and 8'-0 1/2" for the left side; 12'-0 1/2" and 12'-0 1/2" for the right side; 8'-0 1/2" and 11'-0 1/2" for the bottom left; and 8'-4" and 13'-0" for the bottom width. The central staircase is labeled 'ATTIC'.

# Working with the landscape



*Sketch by Bruce Coldham*

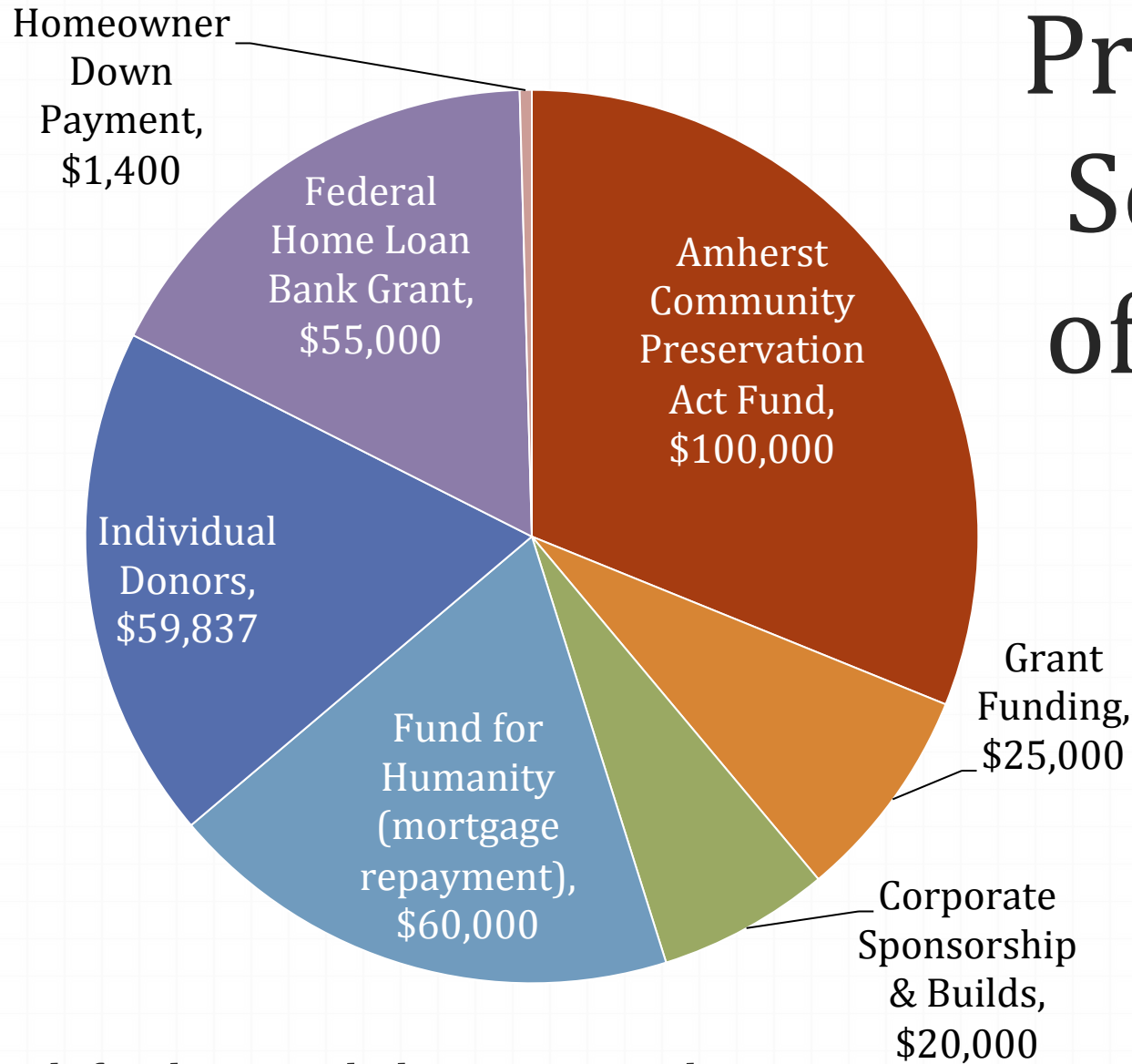
The house design will be tweaked to fit the particular site constraints of this small lot



# CPA Funding Request

- \$50,000 per unit, total \$100,000 investment
- Direct development costs approximately \$140,000 per unit (\$160,000 with overhead)
- Homeownership, not rental
- Strong support from the town helps us leverage other funding
- Homes would be listed on state affordable housing inventory
- Investment would be in perpetuity – i.e. house would be affordable to the next buyer

# Projected Sources of Funds



Total cash funding needed approximately  
\$160,000 per unit including developers fee



# Solar Energy? Maybe.



The site is currently wooded but may have enough exposure to the south for solar

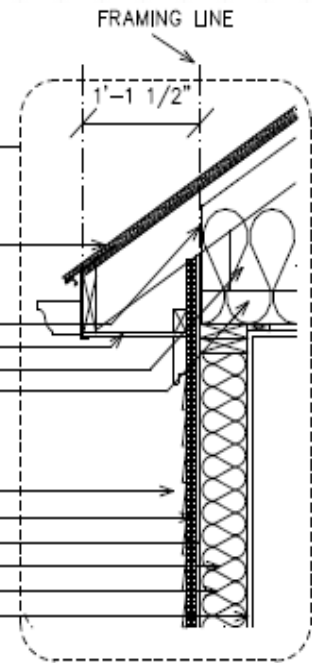
# Energy Efficient? Definitely.



## TYPICAL EAVE SECTION

30 YEAR ARCHITECT ASPHALT SHINGLES OVER  
BIT. MEMBRANE TO 3' BEYOND FRAMING LINE OVER  
5/8" CDX PLYWOOD  
WIND BAFFLE  
VENTED VINYL SOFFIT  
R-50 CELLULOSE INSULATION  
1'-2" RAISED-HEEL TRUSS

VINYL SIDING OVER  
2" R-5/INCH RIGID INSULATION OVER  
1/2" OSB ON  
2X6 STUDS AT 24" ON CENTER WITH  
DENSE PACK CELLULOSE INSULATION AND  
1/2" GWB



Energy efficient construction is a priority to maintain long term affordability.



**Questions?**





# Hawthorne Farm House Past & Future





# Stanley Street







Belchertown Road



# Volunteer!



Sign up for an  
orientation on  
VolunteerUP at  
[www.pvhabitat.org](http://www.pvhabitat.org)